



Epping Green Stud Farm, SG13 8NE  
Epping Green

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GROUP



# Epping Green Stud Farm, SG13 8NE

**\*\* ALL BILLS INCLUDED \*\***

Immaculately presented one bedroom split level apartment located in gated grounds in the highly desired area of Little Berkhamsted, just a short drive from Hertford Town Centre and close proximity to Bayford station!

This internally spacious property boasts exceptionally high quality finishes along with masses of character! Offering masses of built in storage, mezzanine bedroom with skylight windows, allocated parking and all new appliances - this property is offered part furnished!

Enquire today to book into our open day on Thursday 7th November!

**£1,300 Per Month**



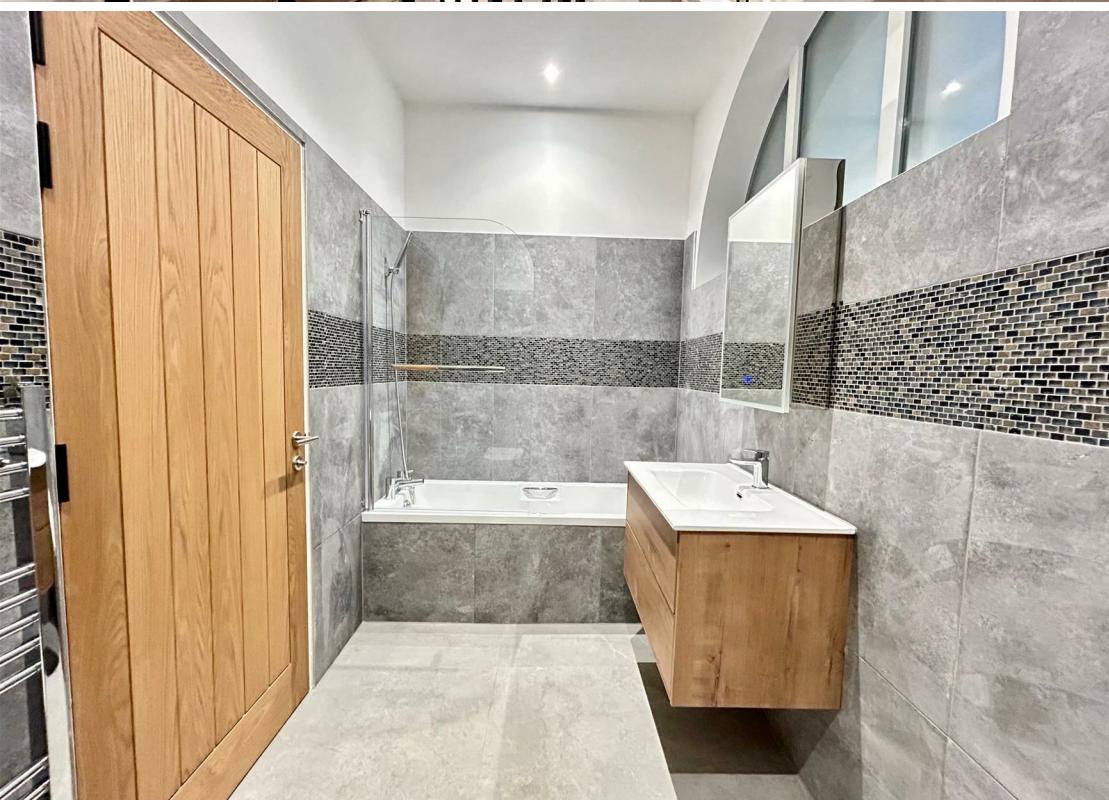
- **ALL BILLS INCLUDED**
- **Duplex split level apartment**
- **12 minute drive to Hertford North & Hertford East railway stations**
- **Parking included**
- **EPC Rating TBC**

- **Immaculate interior**
- **Open day Thursday 7th November**
- **Bayford Railway station located 903m walk**
- **Available now**
- **Enquire to book in to view**









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.